

33b West Terrace, Kensington Gardens, SA 5068

HARRIS

House For Sale

Tuesday, 11 June 2024

33b West Terrace, Kensington Gardens, SA 5068

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Area: 430 m2

Type: House



Tom Hector
0423767967



Jayden Finch
0434644901

\$1m

Whisper-quiet and wonderfully nestled in this iconic pocket of the east surrounded by tree-lined, character-rich streets and perched directly across from the scenic Kensington Gardens Reserve, 33B West Terrance delivers impeccable charm captured across a lofty and light-filled footprint. Blending beautifully a timeless stone-fronted façade and classic porch entry with stained glass touches, step inside to discover modern contemporary magic with a spacious bay-windowed lounge helmed by a crackling combustion heater – the perfect embellishment to cosy winter nights, along with a formal dining headlined with French doors creating daytime bliss to sunny lunches as much as long-night comfort wining and dining friends. A sweeping gourmet kitchen lets the resident foodie cook stress-free while keeping company close, as well as all the room for helping hands, while natural light spills through cottage windows and back door where a red-brick alfresco courtyard invites effortless fresh-air brunching. An enchanting entry into the market for young couples and independent singles, clever versatility has been neatly woven in here. From the 2 supremely comfortable bedrooms – one downstairs with handy built-ins, and one upstairs complete with walk-in wardrobe and private ensuite, lovely mezzanine study with in-built shelving, gleaming ground floor bathroom, as well as an array of split-system AC units for year-round comfort, ambient LED downlights and pendants, plush carpets and plantations upstairs and practical laundry with storage. Every bit the low maintenance, lock-and-leave abode that doesn't shy away from its ability to host friends for fun-filled weekends or simply savour relaxing downtime curled up with the latest bestseller beneath sailing ceilings and an abundance of natural light, together with easy reach to your local shopping hub for all your daily essentials or venture moments down the road where the vibrant Parade Norwood awaits teeming with trendy cafés, popular restaurants, boutique shops and all your weekend entertainment right at your fingertips. Features you'll love:- Lofty and light-filled living area sweeping beneath high pitched ceilings, on-trend floating floors, bay windows and cosy combustion heater- Spacious formal lounge with French doors opening to the charming character-inspired porch and stone frontage- Open and airy kitchen flush with abundant cabinetry and cupboards, in-wall oven, dishwasher and easy-clean electric cook top- Generous ground floor bedroom featuring BIRs and French doors to the brick-paved courtyard alfresco- Lovely upstairs second bedroom complete with WIR and private ensuite- Inspiring mezzanine study/home office- Sparkling main bathroom featuring separate shower and relaxing bath- Practical laundry with storage, LED downlights throughout, understairs storage and multiple AC units- Wrought iron gated entry and long brick-paved driveway framed in neat greenery Location highlights:- Wonderfully located directly across from the scenic Kensington Gardens - Reserve encouraging an active outdoors lifestyle- Around the corner from your local Foodland, bakery and tasty takeaway options- Just 2km from the iconic Parade Norwood delivering all your social calendar catch-ups, cafés, restaurants and bars, as well as boutique shopping options- Less than 8-minutes to the CBD by way of car, bus or bike for exceptional eastern suburbs positioning Specifications: CT / 5352/728 Council / Burnside Zoning / EN Built / 1988 Land / 430m² (approx) Council Rates / \$1689.20pa Emergency Services Levy / \$200pa SA Water / \$300pq Estimated rental assessment / \$640 to \$670 per week / Written rental assessment can be provided upon request Nearby Schools / Burnside P.S, Magill School, Norwood International H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409